

Minutes of the Regular Work Session of the
Board of Mayor and Aldermen, City of Kingsport, Tennessee
Monday, April 18, 2011, 4:30 PM
Council Room – City Hall

PRESENT: Board of Mayor and Aldermen

Mayor Dennis R. Phillips
Alderman Valerie Joh
Vice-Mayor Benjamin K. Mallicote

Alderman Charles K. Marsh, Jr.
Alderman Tom C. Parham
Alderman Jantry Shupe

City Administration

John G. Campbell, City Manager
J. Michael Billingsley, City Attorney
James H. Demming, City Recorder

1. **CALL TO ORDER:** 4:32 p.m. by Mayor Phillips.
2. **ROLL CALL:** By Deputy City Recorder Angie Marshall. Absent: Alderman Larry A. Munsey.
3. **WORK SESSION TICKLER.** Mayor Phillips asked about the Clinchfield Street property and City Manager Campbell stated he had met with the appraiser in an effort to set a minimum price. Alderman Parham commented on the rapid progress of the parking garage. Alderman Marsh noted some downtown alleys that needed to be cleaned up.
4. **DISCUSSION OF THE ANNEXATION IMPACT ON TUITION STUDENTS.** City Planners Jason Meredith and Ken Weems presented potential areas for annexation within the next six months, 18 months and five years based upon infrastructure costs and the urban growth boundary. Details included the number of parcels, population estimates and square miles. David Frye, Finance Director for Kingsport City Schools, requested the number of students existing in these areas to prepare for capacity planning issues. Dr. Richard Kitzmiller, Superintendent of Kingsport City Schools gave a brief summary on the philosophy of collecting tuition in the past and asked for a guiding consensus from the Board for moving forward. Discussion followed regarding what standards should be applied to determine regulating tuition to correspond with annexation schedules. Mayor Phillips stated that once a child enters the school system, they should not be forced out. Alderman Marsh cautioned against annexing too rapidly, but rather on a more measured basis, so that the cash flow from the enterprise funds would be able to fund the cost of the annexation.

(NOTE: At this time, agenda Item VI.B.2 was discussed to accommodate school personnel in attendance.)

VI.B.2 Consideration of an Ordinance Amending the FY 2011 General Purpose School Fund Budget (AF: 79-2011). Alderman Marsh raised a question to school personnel regarding the difference in the county tax rate for city residents versus county residents and Dr. Kitzmiller discussed the law pertaining to school bonds.

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5. UPDATE ON CODE ENFORCEMENT IN THE 50'S NEIGHBORHOOD. Building Manager Mike Freeman presented this item and answered questions for the Board concerning historical district zoning. Mr. Freeman noted this type of zoning relied heavily on community support and defined the criteria for demolition by neglect. There was considerable discussion regarding these issues and Mayor Phillips stated they needed to be addressed by the Historical Zoning Committee.

Alderman Parham suggested the Board consider an ordinance to encourage Northeast State Community College Foundation to transfer the title of real estate pertaining to the RCAM (Regional Center for Advanced Manufacturing) building and the automotive center to the City of Kingsport rather than the State of Tennessee, in an effort to keep community control. The city would then be responsible for the maintenance.

6. REVIEW OF AGENDA ITEMS ON THE APRIL 19, 2011 REGULAR BUSINESS MEETING AGENDA. City Manager Campbell, members of staff and community members provided a summary or presentation for each item on the proposed agenda. Those items the Board discussed at greater length or which received specific questions or concerns included:

VI.AA.1 Public Hearing for Annexation Annual Plan of Services Report (AF: 78-2011). City Planner Forrest Koder commented that water service was almost complete in the Colonial Heights Area 1, noting this was the fastest implementation of that service to date.

VI.D.1 Consideration of a Resolution Awarding the Bid for the Purchase of Two (2) Gasoline-Powered 4X4 Utility Bed Trucks to Empire Ford, Inc. (AF: 83-2011). Noting several items of a similar nature on the agenda, Alderman Marsh questioned the criteria for trading vehicles in regards to years or miles. Fleet Manager Steve Hightower described the depreciation and lifetime schedules generally utilized; however, he noted that evaluations are made on a case by case basis in an effort to keep maintenance costs in line with the value of the vehicle.

VI.D.6 Consideration of a Resolution Authorizing the Mayor to Execute a Lease Agreement with the Kingsport Farmer's Market for Use of Property Located at 308 Clinchfield Street (AF: 92-2011). Assistant to the City Manager Chris McCartt discussed the details of the lease, noting the City would still be able to utilize the site for other events. Alderman Marsh voiced a concern with regard to the justification of putting money into something that does not give back. Vice-Mayor Mallicote commented there were several services offered by the city that does not generate tax. Alderman Joh agreed, commenting it increased the quality of life.

VI.D.8 Consideration of a Resolution Authorizing the Mayor to Sign and Execute All Documents for the Acquisition of Property (AF: 95-2011). City Manager Campbell provided details on this item. Alderman Marsh questioned why the City was buying this property from the KEDB (Kingsport Economic Development Board). Mayor Phillips clarified that KEDB originally bought these properties on the City's behalf and by paying them back it gives KEDB money to complete another project they are undertaking. Discussion followed regarding the environmental assessment status of these properties.

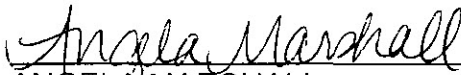
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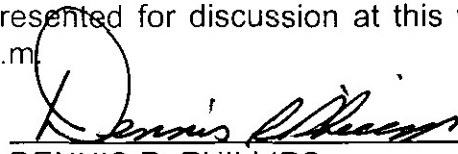
VI.D.9 Consideration of a Resolution Authorizing the Mayor to Execute an Interlocal Agreement with the City of Church Hill to Provide Maintenance Services through the City of Kingsport Public Works Department (AF: 96-2011). Alderman Marsh verified that these were the same rates used in a similar agreement with Mt. Carmel previously.

BOARD COMMENT. Alderman Marsh mentioned that the annual local sales tax revenue was under budget and to keep that in mind going forward. City Manager Campbell commented that a local builder had picked up eight permits recently.

PUBLIC COMMENT. Barbara Brown commented on the historic zone property issue.

7. ADJOURN. Seeing no other matters presented for discussion at this work session, Mayor Phillips adjourned the meeting at 6:23 p.m.


ANGELA MARSHALL
Deputy City Recorder


DENNIS R. PHILLIPS
Mayor